

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101

**PREPARED BY:** Christopher M. Gratz, Planner II

**SUBJECT:** Site Plan, SP 7-1-04 Pine Meadow Estates II, Associated Engineers of South Florida, Inc./David Clark and Alice Butler, 2255 SW 136 Avenue/Generally located on the west side of SW 136 Avenue approximately 320' north of SW 24 Street.

**AFFECTED DISTRICT:** District 4

**TITLE OF AGENDA ITEM:** SP 7-1-04 Pine Meadow Estates II, 2255 SW 136 Avenue (R-1)

**REPORT IN BRIEF:** The applicant requests site plan approval for Pine Meadow Estates II, a custom single family home development. The site is located on the west side of SW 136 Avenue approximately 320' north of SW 24 Street.

Four (4) custom single family homes are proposed. The developer is required to provide for an internal monitoring system to assure compliance with the Rural Lifestyle's Architectural Design Standards at time of building permit. A 15' equestrian trail is provided on the south side of Pine Meadow Court, and there is an existing 6' asphalt recreational trail on the east side of SW 136 Avenue. Access is provided by the one (1) existing 50' opening to SW 136 Avenue. There is an existing 5' sidewalk on the north side of Pine Meadow Court.

The subject property lies within the Central Broward Water Control District. Drainage is provided through retention swales between and at the rear of the lots. Approval from the District was obtained with plat approval.

The proposed single family homes can be considered compatible with the surrounding properties. To the north is Pine Meadow Estates I, to the south is an existing single family dwelling, to the east is SW 136 Avenue then Van Kirk Groves, and to the west is an existing single family dwelling.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the March 22, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve subject to the planning report and two items: 1) that on lot number one, the driveway be set as far to the west side as possible; and 2) that a sidewalk be added at the street line along the south side of Pine Meadow Court that continues from the existing sidewalk and that it extend to 136th Avenue. (Motion carried 5-0)

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

1. Revise the plans to reflect 25% maximum building coverage.

**Attachment(s):** Staff Report, Site Plan

**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division**  
*Staff Report and Recommendation*

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**Applicant Information**

**Owners:**

**Name:** David Clark & Alice Butler  
**Address:** 180 SW 125 Avenue  
**City:** Plantation, FL 33325  
**Phone:** (954) 423-2354

**Petitioner:**

**Name:** Gustavo X. Aguirre, President  
Associated Engineers of South Florida, Inc.  
**Address:** 5450 Griffin Road  
**City:** Davie, FL 33314  
**Phone:** (954) 584-6880

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**Background Information**

**History:** No deferrals have been requested.

**Site Plan Committee Recommendation:** Approval subject to two (2) conditions was recommended on March 22, 2005.

**Application Request:** Site Plan approval for Pine Meadow Estates II, a custom single family home development.

**Address/Location:** 2255 SW 136 Avenue/Generally located on the west side of SW 136 Avenue approximately 320' north of SW 24 Street.

**Future Land Use Plan Map:** Residential (1 DU/ AC)

**Zoning:** R-1, Estate Dwelling District

**Gross Parcel Size:** 4.99 acres (217,207.25 square feet)

**Existing/Proposed Use:** Vacant/ Four (4) custom single family homes

	<u>Surrounding Uses:</u>	<u>Surrounding Future Land Use Plan Map Designations:</u>
<b>North:</b>	Pine Meadow Estates I (under construction)	Residential (1 DU/AC)
<b>South:</b>	Single family dwelling	Residential (1 DU/AC)
<b>East:</b>	Single family dwelling	Residential (1 DU/AC)
<b>West:</b>	Van Kirk Groves	Residential (1 DU/AC)
	<u>Surrounding Zoning:</u>	
<b>North:</b>	R-1, Estate Dwelling District	
<b>South:</b>	R-1, Estate Dwelling District	
<b>East:</b>	A-1, Agricultural District	
<b>West:</b>	R-1, Estate Dwelling District	

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## Zoning History

**Annexation:** This parcel was annexed into the Town of Davie by referendum on October 1, 1974, as part of the Imagination Farms Annexation Referendum.

**Related Plat:** The plat, P 8-3-99 Pine Meadow Estates, was approved on November 3, 1999, and was subsequently recorded in Plat Book 169, Page 83, of the official records of Broward County on January 25, 2001.

**Related Site Plan:** The site plan, SP 4-4-00 Pine Meadow Estates, was approved on July 19, 2000.

**Plat:** The plat, Pine Meadow Estates II, was approved on October 15, 2003, and was subsequently recorded in Plat Book 174, Page 19, of the official records of Broward County on September 23, 2004.

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## Applicable Codes and Ordinances

§12-24(2) *Estate Dwelling (R-1) District:* The R-1 District is intended to implement the one (1) dwelling unit per acre residential classification of the Town of Davie Comprehensive Plan and to provide estate residential areas with most of the noncommercial agricultural uses permitted providing a transition from agricultural land to residential dwelling units.

§12-81(A) Conventional Residential Development Standards, R-1, Estate Dwelling District, requires the following minimums: 35,000 square feet lot area, 125' lot frontage, 30'-40' staggered front setbacks, 25' side setbacks, 30' rear setbacks, 2,400 square foot dwelling area, and the following maximums: 25 percent building coverage and 35' height.

Article IX. Rural Lifestyle Regulations

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## Comprehensive Plan Considerations

**Planning Area:** The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 113.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

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### Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for Pine Meadow Estates II, a custom single family home development. The site is located on the west side of SW 136 Avenue approximately 320' north of SW 24 Street.
2. *Buildings:* Four (4) custom single family homes are proposed. The developer is required to provide for an internal monitoring system to assure compliance with the Rural Lifestyle's Architectural Design Standards at time of building permit.
3. *Trails:* A 15' equestrian trail is provided on the south side of Pine Meadow Court, and there is an existing 6' asphalt recreational trail on the east side of SW 136 Avenue.
4. *Access:* Access is provided by the one (1) existing 50' opening to SW 136 Avenue. There is an existing 5' sidewalk on the north side of Pine Meadow Court.
5. *Lighting:* The existing site lighting was installed with the Pine Meadow Estates I site plan, and is unaffected by this proposal.
6. *Landscaping:* There is no required open space for the overall site. Each lot is allowed a maximum of 25% building coverage (the plans must be revised to reflect this). Adjacent to SW 136 Avenue a 15' landscape easement is provided, with only a 10' being required, however a 20' landscape easement is shown on the recorded plat. This is because an additional 10' of right-of-way for SW 136 Avenue was requested during the site plan review process, subsequent to plat approval. In order to accommodate this request, the 20' landscape easement and 10' utility easement shown on the plat are being changed to a 15' landscape easement and 10' road and utility easement. The landscape plan has been designed to match Pine Meadow Estates I, and shows Live Oak being used as street trees and the entrance is planted with Brazilian Beauty Leaf, Foxtail Palm, Croton,

Ficus hedge and Evergreen Giant Liriope. The SW 136 Avenue buffer is planted with Mahogany, Tree Ligustrum, Washingtonia Palm, Silver Buttonwood, and Indian Hawthorn.

7. *Drainage:* The subject property lies within the Central Broward Water Control District. Drainage is provided through retention swales between and at the rear of the lots. Approval from the District was obtained with plat approval.
8. *Compatibility:* The proposed single family homes can be considered compatible with the surrounding properties. To the north is Pine Meadow Estates I, to the south is an existing single family dwelling, to the east is SW 136 Avenue then Van Kirk Groves, and to the west is an existing single family dwelling.

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### **Significant Development Review Agency Comments**

These following comments represent significant comments made by the Development Review Committee as part of the review process. All comments have been addressed unless otherwise indicated.

**Planning and Zoning:** Revise plans to provide correct setbacks. *(This has been provided.)*

**Engineering:** Delineate sight triangles, provide an additional 10' of right-of-way, 24' of pavement, and improve drainage within the SW 136 Avenue right-of-way. *(These have been provided.)*

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### **Staff Analysis**

The proposed site plan is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size, and use. The use of the site does not exceed what was anticipated by the Future Land Use Plan Map designation.

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### **Findings of Fact**

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances. The development, as proposed, can be considered compatible with the surrounding properties.

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### **Staff Recommendation**

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met prior to final site plan approval:

1. Revise the plans to reflect 25% maximum building coverage.

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## Site Plan Committee Recommendation

At the March 22, 2005, Site Plan Committee meeting, Mr. Evans made a motion, seconded by Vice-Chair Aitken, to approve subject to the planning report and two items: 1) that on lot number one, the driveway be set as far to the west side as possible; and 2) that a sidewalk be added at the street line along the south side of Pine Meadow Court that continues from the existing sidewalk and that it extend to 136th Avenue. (Motion carried 5-0)

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## Town Council Action

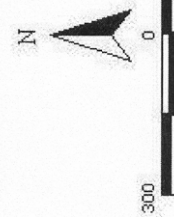
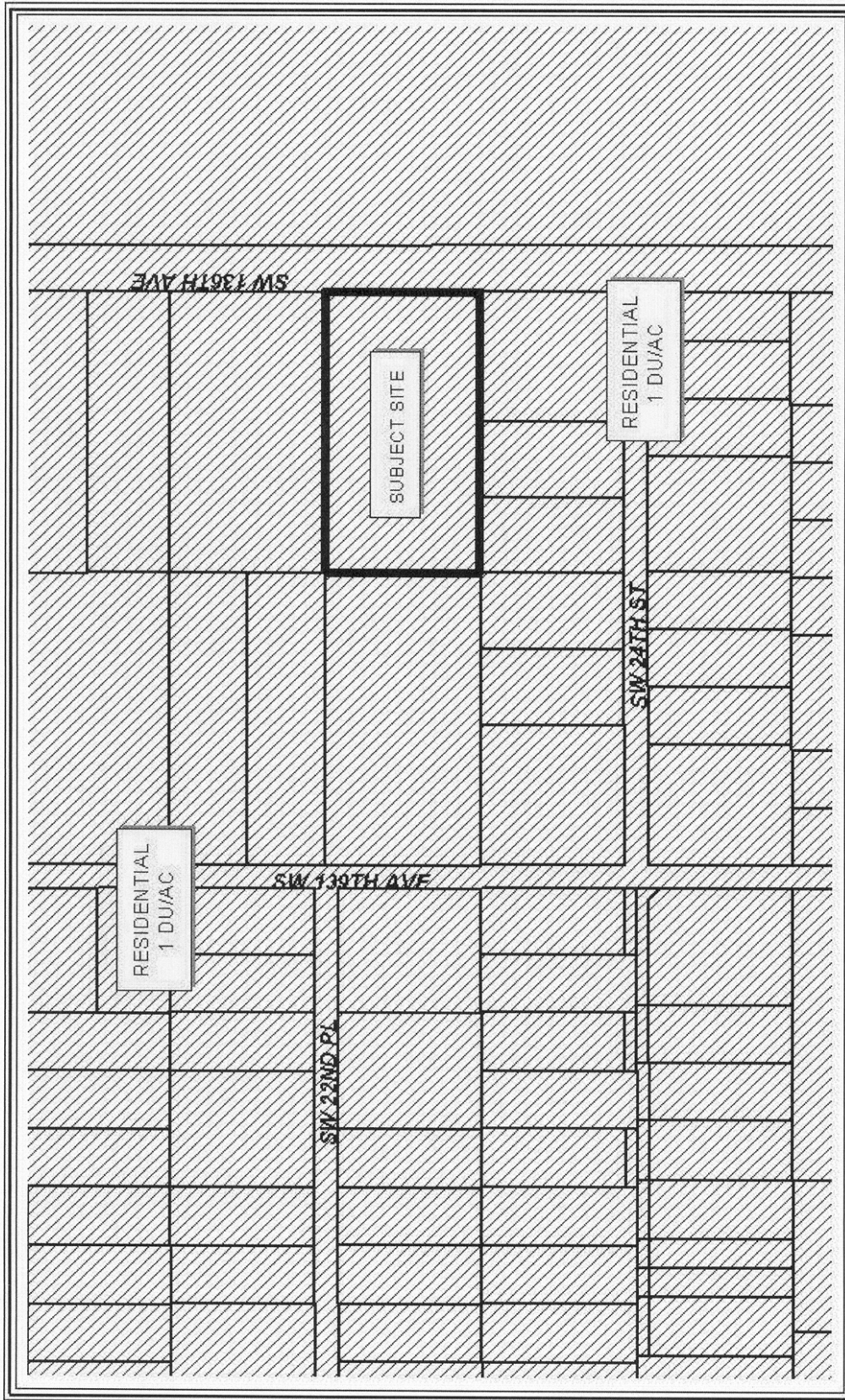
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### Exhibits

1. Future Land Use Plan Map
2. Zoning and Aerial Map
3. Site Plan

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



# Future Land Use Map

Prepared by: ID  
Date Prepared: 10/18/02

Planning & Zoning Division - GIS



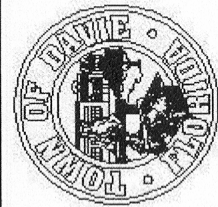


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12/31/01



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Planning & Zoning Division - GIS



## Zoning and Aerial Map

Prepared by: ID  
Date Prepared: 10/18/02

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